

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE - NE/S Poplar Road, \* DEPUTY ZONING COMMISSIONER  
 '75' and 120' NW of the c/l of \*  
 Poplar Road \* OF BALTIMORE COUNTY  
 (2304 & 2306 Poplar Road) \*  
 15th Election District \* Case Nos. 97-221-SPH and  
 5th Councilmanic District \* 97-222-A  
 Leonard V. Buber, et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as companion cases for the adjoining properties known as 2304 and 2306 Poplar Road, located in the vicinity of its intersection with Silver Lane in the Cedar Beach community. The properties, also known as Lots 101 and 102 of Cedar Beach, are waterfront lots which front on Sue Creek. The Petitions were filed by the owners of the properties, Leonard V. and Patricia Y. Buber, by J. Scott Dallas, Registered Property Line Surveyor, and the Contract Purchaser of Lot 102, Eldorado Enterprises. In Case No. 97-221-SPH, the Petitioners seek approval of a lot line adjustment between Lots 101 and 102 as a non-density transfer to create two lots of 11,600 sq.ft. and 9,600 sq.ft., respectively, and to establish that Lots 101 and 102, as separate, building lots, will not affect overall density. In Case No. 97-222-A, the Petitioners seek relief from Section 1A04.3.B1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot size of 9,600 sq.ft. in lieu of the minimum required 1 acre; from Section 1A04.3.B3 to permit a minimum side yard setback of 10 feet in lieu of the required 50 feet and to allow a front setback of 40 feet in lieu of the required 75 feet from the street centerline; and, to approve an undersized lot, pursuant to Section 304.2 of the B.C.Z.R. The subject properties and relief sought are more particularly described on the respective site plans submit-

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 Date 1/21/97  
 By [Signature]

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ted, which were accepted and marked into evidence as Petitioner's Exhibits 1.

Appearing at the hearing on behalf of the Petitions were J. Scott Dallas, Property Line Surveyor, and Jim Gay, a Real Estate Investor. The property owners, Mr. & Mrs. Buber, did not attend the hearing. Appearing as a Protestant in the matter was Virginia Brinkman, adjoining property owner.

Testimony and evidence offered revealed that the two properties in question are located in the community of Cedar Beach which was established many years ago with 50-foot wide lots. Lot 101, also known as 2304 Poplar Road, is improved with a single family dwelling, which has been the Petitioners' residence for many years. Lot 102 is presently unimproved but is proposed to be developed with a single family dwelling, pursuant to the Petitions for Special Hearing and Variance filed in the above-captioned matters. In Case No. 97-221-SPH, the Petitioners request special hearing relief to approve a lot line adjustment between Lots 101 and 102 to create two buildable lots of 11,600 sq.ft. and 9,600 sq.ft., respectively. In addition, the Petitioners seek a determination that Lots 101 and 102, as two separate building lots, will not affect the overall density of the area. However, a review of the site plan shows that the existing dwelling actually straddles the lot line between Lots 101 and 102. Thus, the special hearing relief requested is necessary in order to proceed.

As to the property known as 2306 Poplar Road, the Petitioners are proceeding through the minor subdivision process to create a separate building lot which they propose to develop with a single family dwelling as shown on Petitioner's Exhibit 1. The lot lines for this property have been altered in an effort to accommodate the proposed dwelling. Due to

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By [Signature]

the narrowness of the lot and its location in an R.C.5 zone, the requested variance relief sought in Case No. 97-222-A is necessary in order to proceed with development as proposed.

As noted above, Ms. Virginia Brinkman, appeared and testified in opposition to the variance request. Ms. Brinkman has resided at 2300 Poplar Road for the past 16 years and has made substantial renovations to her property over that time. Ms. Brinkman gave a historical account of the drainage and erosion problems which have existed for many years at the subject location and on her own property. Ms. Brinkman is vehemently opposed to the construction of a dwelling on the subject property, given the water runoff and erosion problems that currently exist in this community. She is therefore opposed to the granting of the relief requested.

After considering all of the testimony and evidence offered both in support of and in opposition to the relief requested in both cases, I find that the Petitioners have failed to satisfy the burdens imposed upon them in order to justify a granting of the special hearing and variance relief. It is clear that the construction of a dwelling on Lot 102 will result in serious adverse consequences to the surrounding properties in this community. Furthermore, the Petitioners sought relief to alter lot lines and requested numerous variances in order to squeeze an additional dwelling on this property. It is clear the subject property is not an appropriate candidate for development, and thus, the relief requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance relief should be denied.

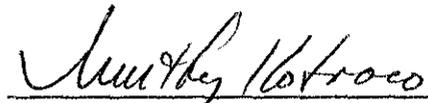
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Date 11/2/99  
By [Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2<sup>nd</sup> day of January, 1997 that the Petition for Special Hearing in Case No. 97-221-SPH to approve a lot line adjustment between Lots 101 and 102 of Cedar Beach, as a non-density transfer to create two lots of 11,600 sq.ft. and 9,600 sq.ft., respectively, in accordance with Petitioner's Exhibit 1, and to establish that Lots 101 and 102, as separate, buildable lots, will not affect density in the overall area, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance in Case No. 97-222-A seeking relief from Section 1A04.3.B1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot size of 9,600 sq.ft. in lieu of the minimum required 1 acre; from Section 1A04.3.B3 to permit a minimum side yard setback of 10 feet in lieu of the required 50 feet and to allow a front setback of 40 feet in lieu of the required 75 feet from the street centerline; and, to approve an undersized lot, pursuant to Section 304.2 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

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Date 1/2/97  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 2, 1997

Mr. & Mrs. Leonard V. Buber  
2304 Poplar Road  
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE  
NE/S Poplar Road, 75' and 120' NW of the c/l of Poplar Road  
(2304 & 2306 Poplar Road)  
15th Election District - 5th Councilmanic District  
Leonard V. Buber, et ux - Petitioners  
Cases Nos. 97-221-SPH and 97-222-A

Dear Mr. & Mrs. Buber:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. J. Scott Dallas  
P.O. Box 26, Baldwin, Md. 21013

Eldorado Enterprises  
7200 North Point Road, Baltimore, Md. 21219

Ms. Virginia Brinkman  
2300 Poplar Road, Baltimore, Md. 21221

People's Counsel; Case File

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# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at # 2304 and # 2306 Poplar Road

which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a lot line adjustment between

existing Lots 101 and 102 as a non-density transfer to create lots of 11,600 square feet and 9,600 square feet, respectively, to be accurately determined by future boundary survey. And to establish that lot 101 and lot 102

as ~~one~~ separate buildable lots will not effect density in the overall area.

JSD

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Leonard Voil Buber

(Type or Print Name)

Signature

Patricia Yvonne Buber

(Type or Print Name)

Signature

2304 Poplar Road (410) 391-0215

Address

Baltimore

MD

Phone No.

21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

J. Scott Dallas

J. S. Dallas, Inc.

Name

P.O. Box 26

Baldwin, MD 21013

(410) 817-4600

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE 11/18/90

# 221

ORDER RECEIVED FOR FILING

Date By

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# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

# 2304 Poplar Road

which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3 - B.1 to allow a lot size of 11,600 Square Feet ± in lieu of minimum 1 acre and from Section 1A04.3 - B.3 and to allow a minimum side yard of 10 feet in lieu of the required 50 feet and a front setback of 40 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The subject site Lot 101 was originally a 50 foot lot for single family dwelling as are many neighborhood vicinity lots. The dwelling is slightly over the southeasternmost property line. The requested variances will allow a lot line adjustment to create a 10 foot sideyard which is consistent with the neighborhood. Public water and sewer services are in place for the subdivision.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

State Zipcode

Legal Owner(s):

Leonard Voil Buber

(Type or Print Name)

Signature

Patricia Yvonne Buber

(Type or Print Name)

Signature

2304 Poplar Road (410) 391-0215

Address Phone No.

Baltimore MD 21221

City State Zipcode

Name, Address and phone number of representative to be contacted.

J. Scott Dallas  
J.S. Dallas, Inc.

Name P.O. Box 26  
Baldwin, MD 21013 (410) 817-4600

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: JRF DATE 11/18/94

ORDER RECEIVED FOR FILING

Date 11/18/94  
BY [Signature]

Printed with Soybean Ink  
on Recycled Paper

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# 221

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE  
P.O. BOX 26  
BALDWIN, MD 21013  
(410) 817-4600  
FAX (410) 817-4602

## ZONING DESCRIPTION FOR # 2304 POPLAR ROAD

BEGINNING at a point on the Northeast side of Poplar Road, which is 30 feet wide at its intersection with the northwest side of Poplar Road, which is 30 feet wide, thence running with the northeast side of Poplar Road South 25 degrees 15 minutes East 45 feet thence North 66 degrees 45 minutes East 40 feet, more or less, thence easterly 68 feet, more or less, thence North 66 degrees 45 minutes East 120 feet, more or less to the waters of the Sue Creek thence northwesterly with the Sue Creek 70 feet, more or less thence South 66 degrees 45 minutes West 196 feet, more or less to the place of beginning.

CONTAINING 11,600 square feet, more or less.

BEING a part of Lots No. 101 and 102 in the Subdivision of Cedar Beach as recorded in Plat Book # 7 Folio # 186.

ALSO known as # 2304 Poplar Road and located in the 15th Election District 5th Councilmanic District.

# 221

RECORDED

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE  
P.O. BOX 26  
BALDWIN, MD 21013  
(410) 817-4600  
FAX (410) 817-4602

## ZONING DESCRIPTION FOR # 2306 POPLAR ROAD

BEGINNING at a point on the Northeast side of Poplar Road, which is 30 feet wide, at the distance of 45 feet, more or less, southeast of the northwest side of Poplar Road, which is 30 feet wide, thence running with the northeast side of Poplar Road South 25 degrees 15 minutes East 55 feet thence North 66 degrees 45 minutes East 233 feet, more or less, to the waters of the Sue Creek thence northwesterly with the Sue Creek 38 feet, more or less, thence South 66 degrees 45 minutes West 120 feet, more or less, thence westerly 68 feet, more or less, thence South 66 degrees 45 minutes West 40 feet, more or less to the place of beginning.

CONTAINING 9,600 square feet, more or less.

BEING a part of Lots No. 101 and 102 in the Subdivision of Cedar Beach as recorded in Plat Book # 7 Folio # 186.

ALSO known as # 2306 Poplar Road and located in the 15th Election District 5th Councilmanic District.

# 221

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**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-221-SPH  
(Item 221)

2304 and 2306 Poplar Road,  
NES of Poplar Road, at a distance of 45' of the NW side of Poplar Road

18th Election District

5th Councilmanic

Legal Owner(s):

Leonard Voll Buber and Patricia Yvonne Buber

Special Hearing: to approve a lot line adjustment between existing lots 101 and 102 as non-density transfer to create lots of 11,600 square feet and 9,600 square feet, respectively, to be accurately determined by future boundary survey and to establish that lot 101 and lot 102 as separate buildable lots will not affect density in the overall area.

Hearing: Wednesday, December 18, 1996 at 10:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/23 Nov. 28 C102880

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

Nov. 29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 28, 1996.

**THE JEFFERSONIAN,**

*G. H. Emerson*

**LEGAL AD. - TOWSON**

*Emerson*

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 029912

DATE 11/18/96 ACCOUNT R-001-615-000

AMOUNT \$ 150.00

RECEIVED FROM: \$ EL DORADO ENT.

FOR: 2 - Variances (010) ITEM # 221 & 222  
1 - SP4 (030) Taken by  
2304 & 2306 POPLAR RD. MICROFILMED

03A91#0006MICHRC \$150.00  
BA 0011#00AM11-18-96

VALIDATION OR SIGNATURE OF CARRIER

**BUTTON**  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: # 221

Petitioner: Leonard & Patricia Buber

Location: #2304 & 2306 Poplar Road.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Eldorado Enterprises

ADDRESS: 7200 North Point Road  
Balt. Md. 21219

PHONE NUMBER: (410) 477-3800

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AJ:ggs

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Lowsen, MD 21201

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

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  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: # 221

Petitioner: Leonard & Patricia Buber

Location: # 2304 Poplar Road.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Eldorado Enterprises

ADDRESS: 7200 North Point Road  
Balt. Md. 21219

PHONE NUMBER: (410) 477-3800

AJ:ggs

**MICROFILMED**

(Revised 04/09/93)

# 221

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: \_\_\_\_\_ a lot line adjustment between existing Lots 101 and 102 as a non-density transfer to create lots of 11,600 square feet and 9,600 square feet, respectively, to be accurately determined by future boundary survey. And to establish that lot 101 and lot 102 as separate buildable lots will not effect density in the overall area.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

# 221

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: ~~1A04.3-B.1~~ to allow a lot size of 11,600 Square Feet ± in lieu of minimum 1 acre and ~~from Section 1A04.3-B.3~~ and to allow a minimum side yard of 10 feet in lieu of the required 50 feet and a front setback of 40 feet in lieu of the required 50 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 22, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-221-SPH (Item 221)  
2304 and 2306 Poplar Road  
NES of Poplar Road, at a distance of 45' of the NW side of Poplar Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Leonard Voil Buber and Patricia Yvone Buber

Special Hearing to approve a lot line adjustment between existing lots 101 and 102 as non-density transfer to create lots of 11,600 square feet and 9,600 square feet, respectively, to be accurately determined by future boundary survey and to establish that lot 101 and lot 102 as separate buildable lots will not effect density in the overall area.

HEARING: WEDNESDAY, DECEMBER 18, 1996 at 10:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Leonard and Patricia Buber  
J. Scott Dallas

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 3, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNG THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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TO: PUTUMENT PUBLISHING COMPANY  
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

Eldorado Enterprises  
7200 North Point Blvd.  
Baltimore, MD 21219  
477-3800

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-221-SPH (Item 221)  
2304 and 2306 Poplar Road  
NES of Poplar Road, at a distance of 45' of the NW side of Poplar Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Leonard Voil Buber and Patricia Yvone Buber

Special Hearing to approve a lot line adjustment between existing lots 101 and 102 as non-density transfer to create lots of 11,600 square feet and 9,600 square feet, respectively, to be accurately determined by future boundary survey and to establish that lot 101 and lot 102 as separate buildable lots will not effect density in the overall area.

HEARING: WEDNESDAY, DECEMBER 18, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECORDED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 13, 1996

Mr. and Mrs. Leonard Voil Buber  
2304 Poplar Road  
Baltimore, MD 21221

RE: Item No.: 221  
Case No.: 97-221-SPH  
Petitioner: Leonard Buber, et ux

Dear Mr. and Mrs. Buber:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 18, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

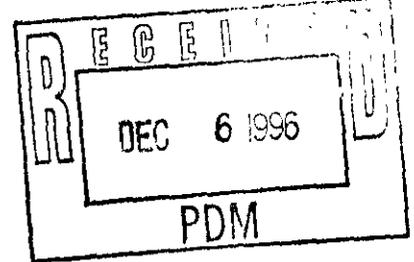
MICROFILMED



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



Office of the Fire Marshal  
(410) 887-4880

DATE: 12/05/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 02, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185, 220, 221, 222, 223, 226,  
227 AND 231.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 5, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 9, 1996  
Item Nos. 185, 219, 220, 221, 222,  
223, 225, 226, 227, 228, 229, 230,  
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE40

12/05/96 10:00 AM



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12.13.95  
Item No. 221 (JRF)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

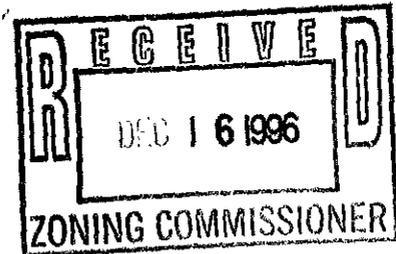
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: December 13, 1996

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 2304 & 2306 Poplar Road



INFORMATION:

Item Number: 221 & 222

Petitioner: Buber Property

Property Size: \_\_\_\_\_

Zoning: RC.5

Requested Action: \_\_\_\_\_

Hearing Date:     /    /

SUMMARY OF RECOMMENDATIONS:

The applicants request approval of a lot line adjustment between existing Lots 101 and 102 as a non-density transfer to create lots of 11,600 square feet and 9,600 feet, respectively, to be accurately determined by a future boundary survey, and a variance to allow a lot size of 11,600 square feet in lieu of the minimum 1 acre and from Section 1A04.3.B3 and to allow a minimum side yard of 10 feet in lieu of the required 50 feet and a front setback of 40 feet in lieu of the required 50 feet.

Consideration of cases such as the instant one focus primarily on the connection of additional dwellings to a sanitary sewer system designed to correct existing problems. The Lower Back River Community Action Plan and the Baltimore County Master Plan point out that expanded growth should not be facilitated by the retrofitted systems in environmentally sensitive Chesapeake Bay Critical Area locations.

Under the heading of Infrastructure, the Baltimore County Master Plan (p. 30) indicates the following: "Continue the facility planning and design work currently being prepared by the Department of Public Works to extend the metropolitan sewer system to portions of the Back River Neck and Middle River Neck areas. The installation of small diameter pressure sewers has been proposed in order to correct existing problems without expanding growth in these environmentally sensitive Chesapeake Bay Critical Area locations."

The Lower Back River Community Action Plan (adopted by the County Council on October 18, 1993) states that the retrofitted sanitary sewer system "should be restricted to serve existing communities... and should not serve as a spur for residential or commercial facilities." It appears that improvements to the sewer system were meant to serve existing uses; not encourage additional development.

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Page Two  
December 13, 1996  
Arnold Jablon, Director, PDM  
RE: 2304 & 2306 Poplar Road

An analysis of the request reveals an established development pattern in the immediate area of the subject property consisting of the Red Eye Restaurant and residential dwellings at 2226, 2300, 2304 and 2308 Poplar Road. These dwellings and the lot or lots on which they were built are generally larger than other lots and dwellings on Poplar Road. The proposed dwelling would interrupt the established pattern in the above described area. Also, the manner in which the dwelling is proposed to be situated on the lot would, in fact, be inconsistent with the placement of the existing dwellings on adjoining lots. In addition, any future location of accessory structures at 2308 Poplar Road would further exacerbate problems related to the inconsistent setbacks of the dwellings.

For the above stated reasons, this office recommends the applicants' request be denied.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keene

AFK/JL:vjc

I221&222/PZONE/ZAC1

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

December 16, 1996

FROM: R. Bruce Seeley *RBS/gp*  
DEPRM

SUBJECT: Zoning Item #221 - Buber Property  
2304 Poplar Road  
Zoning Advisory Committee Meeting of December 2, 1996



The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item, given that no new development is proposed at this time.

RBS:TI:sp

BUBER2/DEPRM/TXTSBP

UNRECORDED

RE: PETITION FOR SPECIAL HEARING  
2304 and 2306 Poplar Road, NES of Poplar  
Road, at a distance of 45' of the NW  
side of Poplar Road, 15th Election  
District, 5th Councilmanic

Leonard and Patricia Buber  
Petitioners

\* \* \* \* \*

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-221-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16<sup>th</sup> day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

RECEIVED  
BALTIMORE COUNTY

Gwen

ITEM # 221

&

# 222

ARE TOGETHER

MICROFILMED

Thanks

Ju

**Storm Water & Erosion Problems:**

**Historical Perspective & Recommendations for Resolution**

Virginia E. Brinkmann  
2300 Poplar Road  
Baltimore, Maryland 21221

REFERENCE:

Zoning Hearing for 97-222 A Item 222  
(Lot 101 = 9,600 sq. feet)

Zoning Hearing for 97-221 SPH Item 221  
(Lot 102 = 11,600 sq. feet)

December 18, 1996

The following organizations and individuals have been contacted to resolve the debilitating impact of storm water run off from 2306 Poplar Road (bordering to the south of above listed property), a failing bulkhead fronting the water's edge of 2306 Poplar Road, as well as serious and massive erosion disturbances from the property located at 2226 Poplar Road (bordering to the north of above listed property).

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Spring '96 Balto. Co. Environmental  
Protection Agency

**Rocky Powell  
Engineer**

Reason: Failing neighboring shorelines, erosion, stormwater run-off from 2306 Poplar Rd. Phone call to begin investigation of total picture and resources available to solve debilitating impact on my property.

4/24/94 Balto. Co. Department of Environmental  
Protection and Resource Management

**Roy List  
Specialist III,  
Inspection &  
Enforcement**

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; determine total water run-off and water front solutions for my property and assess negative impact of neighboring shoreline properties.

Mr. List conducted an **on-site visitation** 4/24/96. Recommended geotechnical engineer to evaluate ground composition, **determine land shifting, design physical structure to solve shore and land erosion from property line at 2306 to south east corner of 2226's shoreline.** Discussed steel bulkheading, back fill with compacted soil, and DNR referral.

5/24/96 Army Corp of Engineers

**Morty Bennett  
Engineer**

Reason: To enlist assistance to diagnose and recommend reconstruction of soil preserving structures that do not debilitate my property.

Letter mailed 5/24/96.

6/18/96 Basement flooded for 1st time in 16 years

6/20/96 Basement flooded for 2nd time in 16 years

6/20/96 Army Corp of Engineers

Morty Bennett  
Engineer

Reason: Phone call to facilitate action.

6/27/96 Balto. Co. Storm Water Management

Jack Cronin  
Engineer

Reason: Failing neighboring shorelines, erosion, stormwater run-off from 2306 Poplar Rd. & 2226 Poplar Road, flooding in my basement, foundation damages, total storm water run off design that coordinates water run off from all 3 adjoining properties, assess the negative impact of neighboring properties.

Mr. Cronin performed an **on-site visitation** and recommended: increased gutter sizes, alternative redirectioning of roof water, **water away from my foundation by the design of 3 land swalls (2 of which would appropriately direct water coming from 2306 Poplar Road to water's edge)**, retaining wall reconstruction, **bulkheading improvements for all 3 properties**, gambian baskets, soil conservation measures (top soil fabric, stone, etc.). **Guttering and downspouts on 2306 Poplar Road inadequate & ineffective.**

7/31/96 J R Construction Services, Inc.

Richard Smith  
Contractor

Reason: Failing neighboring shorelines, erosion, stormwater run-off from 2306 Poplar Rd. & 2226 Poplar Rd., flooding in my basement, foundation damages, total storm water run off design including 3 land swalls, gutter design with alternative downspout direction, roof "damming" to prevent roof water dumping,

7/31/96 Army Corps of Engineers  
Emergency Management

Mr. Carter  
Chief of Division

Reason: Phone call to facilitate action.

8/1/96 Army Corps of Engineers  
Coastal Planning Division

Wes Coleman  
Chief of Division

Reason: Phone call to facilitate action.

Coleman arranges for engineers to do on-site visitation.

8/7/96 Army Corps of Engineers

Wes Coleman, Chief of Coastal Planning Division  
Dan Bierly, Engineer, Study Manager, Planning Division  
Matt Gall, Biologist, Western Shore Regulatory Division

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; design total water run-off and water front solutions for my property and negative impact of neighboring properties.

Bierly & Gall made an **on-site visitation** of the entire property, as well as the waterfronts of 2306 Poplar Road & 2226 Poplar Road properties. **Recommended marine engineers to redesign & construct sufficient bulkheads, land swails to redirect surface water run off away from my foundation.** Discussed the usage of concrete retaining walls, rip-rap stone under to hold land swail intact, 2 ton Gambien baskets in front of bulkheads of 2300 Poplar Road & 2306 Poplar Road, & steel bulkhead construction on the south-east adjoining shoreline of 2226 Poplar Road.

8/8/96 Shore Erosion Control  
MD Dept. Natural Resources

Mr. Lin Cassanova  
Chief of Shore Engineering Div.

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; requesting on-site visitation to 1) evaluate & 2) recommend solutions

8/8/96 Water Resources Administration  
Department of Natural Resources

Robert Tabisz  
Planner, Tidal  
Wetlands Division

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; requesting regulations and solutions for tidal wetland areas.

Recommended:

1. Federal & State Soil Conservation evaluation of area.
2. MD Department of Natural Resources intervention
3. Baltimore Co. Storm Water Management intervention
4. Department of the Environment intervention
5. Permits from 3 sources: Tidal Wetland permit, DEPERM permit, Baltimore Co. Tidal permit just to do reinforcement of my north-east shore line
6. Sent material on Marine Contractors & Shore Erosion Control Guidelines for Waterfront Property Owners, and Tidal Wetlands Consultants & Contractors Information

8/8/96 Soil Conservation  
Federal Level

Mark Ferguson  
District Conservationist &  
Engineer

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; requesting on-site visitation to 1) evaluate & 2) recommend solutions.

Recommendations: Area engineers currently in western Maryland dealing with flooded areas & will not return to area until 10/96; John Mickly, Engineer, refers to MD DNR: Lin Cassanova & marine contractors

8/9/96 Martin Imbach Marine Contractors

Mike Oshrien  
Contractor

Reason: Failing neighboring shorelines, erosion, stormwater run-off from neighboring properties; phone call to begin investigation of total picture and resources available to solve debilitating impact on my property. To design total water run-off and water front solutions for my property

and impact of neighboring properties.

8/12/96 Maryland Dept. Of Natural Resources  
Shore Erosion Control

Ray Tracy  
Water Resources  
Engineer

Reason: **On-site** visitation by DNR engineer Ray Tracy, who was sent by Lin Cassanova; recommended geotechnical engineer to evaluate ground composition, determine land shifting, design physical structure to solve shore and land erosion from property line at 2306 Poplar Road to south east corner of 2226 Poplar Road's shoreline.

8/13/96 Brandt Roofing

Ron Brandt  
Owner, Contractor

Reason: Estimate on redesign of water run off from roof of 2300 Poplar Rd. as proposed by Balto. Co. Storm Water Engineer Jack Cronin.

8/16/96 Frederick Ward  
Engineering Assoc.

Craig Ward  
Vice-President, Mgr. of  
Engineering Division

Reason: Failing neighboring shorelines, erosion, stormwater run-off from 2306 Poplar Rd. & 2226 Poplar Road, flooding in my basement, foundation damages, total storm water run off design

Ward conducted an **on-site** visitation and recommended redesign of gutters and downspouts for both 2300 & 2306 Poplar Road; ground swalls to prevent storm water run off from 2306 Poplar Road coming near foundation, retaining wall reconstruction and reinforcement due to ground swells and erosion, reinforcement of waterfront decking due to erosion.

8/26/96

John Huang Associates  
Engineering Assoc.

John Huang  
President  
Engineer

Reason: Failing neighboring shorelines, erosion, stormwater run-off from 2306 Poplar Rd. & 2226 Poplar Road, flooding in my basement, foundation damages, total storm water run off design.

Mr. Huang & Robert Wilson, Land Surveyor, conducted an **on-site visitation** of total & neighboring properties.

9/23/96

John Huang Associates  
Engineering Assoc.

John Huang  
President  
Engineer

Reason: Submit total proposal for stormwater control, shoreline erosion control, & structural repairs to foundation. **ATTACHMENT**

12/7/96

John Huang Associates  
Engineering Assoc.

John Huang  
President  
Engineer

Reason: **On-site visitation** to begin contractual agreement to begin developing plan for total property plan. **ATTACHMENT**

AGREEMENT  
for  
PROFESSIONAL SERVICES

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 1996 by and between: Virginia Brinkman, 2300 Poplar Road, Essex, MD 21221, hereinafter known as Client and JOHN HUANG & ASSOCIATES, INC., hereinafter known as Engineer; for the PROJECT known as:

House Structural and Foundation Repairs,  
2300 Poplar Road, Baltimore County, Maryland

The Client has requested the Engineer to provide engineering services for house structural framing and foundation repairs at the northwest corner of the house.

NOW, THEREFORE, the Client and the Engineer, in consideration of the mutual covenants hereinafter set forth, agree the following:

SECTION I - ENGINEERING SERVICES: The Engineer proposes the following scope of services:

1. Site visit for house structural and foundation related survey
2. Observe the Contractor in erecting the shoring for structural repairs
3. Observe the Contractor in removing structural framing and foundation for repairs
4. Engineering for structural repairs
5. Observe the Contractor in completing structural and foundation repairs \*

\* The Contractor shall obtain the construction permits from Baltimore County for all the project construction work proposed.

SECTION II - ENGINEERING FEE PAYMENT SCHEDULE: THE FEE payable by Client to the Engineer for these services shall be:

Lump Sum \$

PAYMENT SCHEDULE:

1. Initial draw of \$ \_\_\_\_\_ is due on the completion of the site survey of the Project on December 7, 1996.
2. A draw of \$ \_\_\_\_\_ is due on the completion of the observation of the Contractor in removing structural framing for foundation repairs.

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Page 2

3. A draw of \$ \_\_\_\_\_ is due upon the issuing of engineering drawings for structural repairs.
4. A final draw of \$ \_\_\_\_\_ is due when the repair work is initiated.
6. Contract alternates, addenda, if any, and any extra work authorized by the Client will be billed separately for the hourly rate of \$ \_\_\_\_\_ /hour. All invoices are due when rendered.

### SECTION III - STANDARD TERMS AND CONDITIONS

Invoices will be rendered in accordance with the forgoing fee schedule, or as phases and/or items of work progress. All invoices are due when rendered. The Engineer is independent from sub-contractors or outside entities. Payment of the Engineer's invoices may not be withheld pending work by said sub-contractors or outside entities. A Service Charge, at the rate of one and one-half (1 1/2) per cent per month, shall be applied to all unpaid balances outstanding thirty (30) days or more from the date of the original invoice. All contract work will be subject to suspension for unpaid balances in excess of forty-five (45) days from the date of the original invoice. Should the account remain unpaid, the matter may be transferred to a third party for collection and there shall be added to the amount payable hereunder the cost of such third party plus 15% thereof, whether suit be instituted or not.

Fees for agency reviews and processing, permit applications, contract bonds, etc. are the responsibility of the Client. No such fees are included in the itemized fees or estimates set forth in this Agreement.

Fees for printing, copying, reproductions, binding, photographic services and courier services will be billed at cost as they are incurred and are not included in the itemized fees or estimates set forth in this Agreement.

The provisions in this Agreement are for the sole benefit of the parties hereto and are not intended to benefit any person not a party to this Agreement.

Plans, computations, engineering documents, etc. will be prepared by the Engineer in accordance with generally accepted principles of engineering practice and will be based on the Project information presented by the Client at the time of signing this Agreement. Any and all changes made to such plans, computations, engineering documents, etc. once prepared and/or changes in the Client's Project information will be deemed Additional Work. Any and all Additional Work shall be subject to the acceptance of the Engineer and, if accepted, shall be performed at fees above and beyond those quoted in this Agreement.

Should this Agreement be terminated by either party, at any time, Client shall be liable for and pay the Engineer within thirty (30) days of such termination for all labor done, work performed, material furnished and all expenses incurred for services performed under the Agreement and any Additional Work up to and including the day work is terminated.

Although the Engineer will diligently pursue all work under this Agreement in a timely fashion, there is no warranty or guarantee, expressed or implied, as to when the work will be completed.

Schedules and estimates of time prepared during the course of the project are for informational purposes only. The Engineer does not warrant or guarantee the accuracy or completeness of any such information.

Agreement, JH&A, Inc. and Virginia Brinkman  
House Structural & Foundation repairs  
2300 Poplar Road, Essex, MD

Page 3

The Engineer shall not be held liable for work performed by other parties, for the accuracy of data supplied by other parties including Client upon which the Engineer may rely in performing work under this Agreement, or for the use of any work performed under this Agreement by any party including the Client.

Safety at Construction Site: The Engineer has not been retained or compensated to provide design and construction review services relating to the Contractor's safety precautions or to means, methods, techniques, sequences or procedures required for the Contractor to perform his work. Omitted services include but are not limited to pile driving methods, shoring, scaffolding, underpinning, temporary retainment of excavations and any erection methods and temporary bracing.

Client hereby agrees that, to the fullest extent permitted by law, the maximum obligation and/or liability of the Engineer to Client for any and all claims, actions, damages or expenses arising out of, or in any way related to the provision of services under this Agreement (including, but not limited to, an alleged breach of this Agreement or an alleged breach of warranty) shall not exceed the total compensation due the Engineer under this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written. Please return the enclosed copy on December 7, 1996.

virginia Brinkman

John Huang & Associates, Inc.

By Virginia E. Brinkman  
Virginia Brinkman

By John W. Huang  
John W. Huang, P. E.  
President

Witness Jain-Guang Li

Witness John W. Huang

Date 12/7/96

Date 12/5/96



**HOMEOWNER HOTLINE**  
**800-733-3750**

## THE HOME IMPROVEMENT REFERRAL EXPERTS AFFILIATE GUARANTEE

*This certified affiliate guarantees to supply the exact materials as specified in the contract, with full disclosure of all warranties as provided by the manufacturer. It is further guaranteed that all work will be conducted following the highest industry standards, and to your complete satisfaction.*

*This guarantee covers all workmanship and service, including the necessary preparation, actual performance, and clean-up or follow-up procedures, for a period of one year.*

<b>Contractor Profile</b>	
Company Name:	JR Construction Services, Inc.
Trade Specialty:	A full service contractor
Owners Name:	Richard Smith
Trade Experience:	30 years / 11 years in business
Salesperson:	Owner
Business Phone:	410-674-7230
Company Address:	231 Constant Ave., Severn, MD 21144
License:	MHIC # 28985
<b>Liability Insurance</b>	
Policy / Binder:	XWO ( 97 ) 5202-50-74
Company / Agents Name:	The Ohio Casualty Group / H. Hawkins
Phone:	301-870-8282
<b>Workers' Compensation</b>	
Policy / Binder:	BHW ( 97 ) 52-02-50-74
Company / Agents Name:	The Ohio Casualty Group
Phone:	301-870-8282

**Note: Performance Bonding - All Home Improvement Contractors must be licensed in the state of Maryland through the Maryland Home Improvement Commission. Part of their licensing fee goes to the Home Improvement Guaranty Fund which protects the consumer should a problem arise.**

*Our affiliates undergo licensing, insurance, and reference checks to determine their eligibility for certification.*

*Listed below are the agencies we have contacted to establish their credibility.*

*We do not allow for any registered complaints, that were not satisfied immediately, and to the complete satisfaction of the customer.*

*If you have a problem or complaint, please contact us immediately.*

*We will attempt to mediate with the contractor on your behalf.*

*Please feel free to contact any of these agencies, or call our business office at 1-800-733-3704.*

**HOME IMPROVEMENT  
 COMMISSION**

**BETTER BUSINESS  
 BUREAU**

**ATTORNEY GENERALS  
 OFFICE**

410-333-6309	900-225-5222	410-528-8662
--------------	--------------	--------------

488-0800



MHIC# 45157

7835 Denton Avenue, Baltimore, MD 21219

Quality Work At Affordable Prices!

Name Brintman Job At \_\_\_\_\_

Address 2300 Baylar Rd #21 Phone# \_\_\_\_\_

Approx. Start. Date \_\_\_\_\_ Approx. Compl. Date \_\_\_\_\_ Roof Size 32' x 27'

We propose to  Re-Roof  Tear-Off the above premisis as follows:

- 1. Cover the entire roof surface with fifteen pound asphalt saturated felt, properly lapped and nailed with large head zinc dipped nails.
- 2. Cover roof with GAF Timberline shingles, Color \_\_\_\_\_
- 3. Chimneys to be flashed with alumn Valleys Stone
- 4. All shingles to be applied with zinc dipped needle point nails.
- 5. All hips and ridges to be of individual shingles, applied without exposed nails, in the Boston Hip Method.
- 6. Apply metal L strips on all rake edges.
- 7. The above work to be completed in a neat, workmanlike manner, all debris to be removed from the premisis.
- 8. All new roofs carry a manufacturer's warranty for 25 years. All labor is guaranteed for a period of 5 years.
- 9. All work to be completed in strict accordance with the above specifications. No work other than specified to be done. Replace 4x8x1/2" sheets of Plywood at Per sheet
- 10. Rotted and defective woodwork to be replaced on a cost plus basis.

FULL PRICE.....\$ \_\_\_\_\_ total

AMOUNT OF DEPOSIT.....\$ \_\_\_\_\_ 00

BALANCE DUE.....\$ \_\_\_\_\_ 00

Install copra vent end to end

All guarantees will be declared void if anyone other than the contractor or his mechanics tamper with or walk on roofing. Contractor assumes no responsibility for interior damage, caused from leakage, before, during or after work is completed. Contractor is not responsible for antennas or wires, nor the proper grading of roof decks. Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. The customer hereby grants the contractor the right to check the customers credit if the contractor deems it necessary. You may cancel this transaction without any penalty or obligation, within three Business Days from the date of this contract. Cancellation of this contract must be done in writing: Cancellation after 72 hours has a penalty of 20% of the contract. All contracts and guarantees are not transferable. All Maryland Home Improvement Contractors must be Licensed, any inquiries about a contractor Call 659-6310

Property owner is fully protected by our Workman's Compensation, Public Liability and Property Damage Insurance covering all jobs.

Other Work  Install new 6" K style gutters and 3x4 Brown Aluminum downspout to entire house Price\$ \_\_\_\_\_

Accepted: \_\_\_\_\_  
Terms: \_\_\_\_\_

Respectfully submitted, By [Signature] #45157



If the above meets with your approval, kindly sign and return one copy of this estimate.

MICROFILMED

**Raymond M. Tracy, Jr.**

Water Resources Engineer III



Department of Natural Resources

Shore Erosion Control

580 Taylor Avenue, E-1

Annapolis, Maryland 21403

Phone: (410) 974-~~5527~~ <sup>3728</sup>

Fax: (410) 974-5590

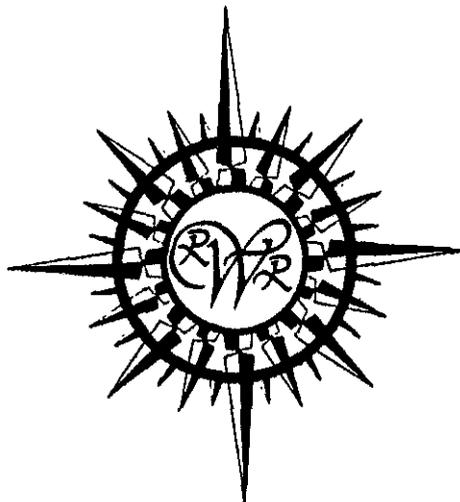
Craig A. Ward, P.E.  
Vice President



**Frederick Ward Associates, Inc.**

ENGINEERS • ARCHITECTS • SURVEYORS

5 South Main Street, P.O. Box 727, Bel Air, MD 21014  
(410) 838-7900 • (410) 879-2090 • Fax (410) 893-1243



**ROBERT R. WILSON  
& ASSOCIATES, INC.**

LAND SURVEYING  
SITE ENGINEERING  
GPS SERVICES

2408 Rocks Road  
FOREST Hill, MD 21050

PHONE (410) 893-3700  
FAX (410) 836-5375

MICROFILMED



**U.S. Army  
Corps of Engineers  
Baltimore District**

**MATTHEW GALL**  
Biologist  
Western Shore Section  
Regulatory Branch

Attn: CENAB-OP-RW  
P. O. Box 1715  
Baltimore, MD 21203-1715

(410) 962-5693  
(410) 962-4252

RECEIVED  
MAY 20 1993

***Roy List***

*Natural Resource Specialist III-Inspection and Enforcement*

---

*Baltimore County  
Department of Environmental Protection  
& Resource Management  
401 Bosley Avenue, Room 416  
Towson, Maryland 21204*



*(410) 887-3226, Fax: (410) 887-4804*



State of Maryland

---

DEPARTMENT OF NATURAL RESOURCES  
WATER RESOURCES ADMINISTRATION

---

Tawes State Office Building  
Annapolis, Maryland 21401-9974

**Robert V. Tabisz**

*Natural Resources Planner*

Tidal Wetlands Division

(410) 974-3871

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

James Gay

(c/o J.S. Dallas, Inc.)

J. Scott Dallas  
J.S. Dallas Inc.

P.O. Box 26  
Baldwin, Md. 21013

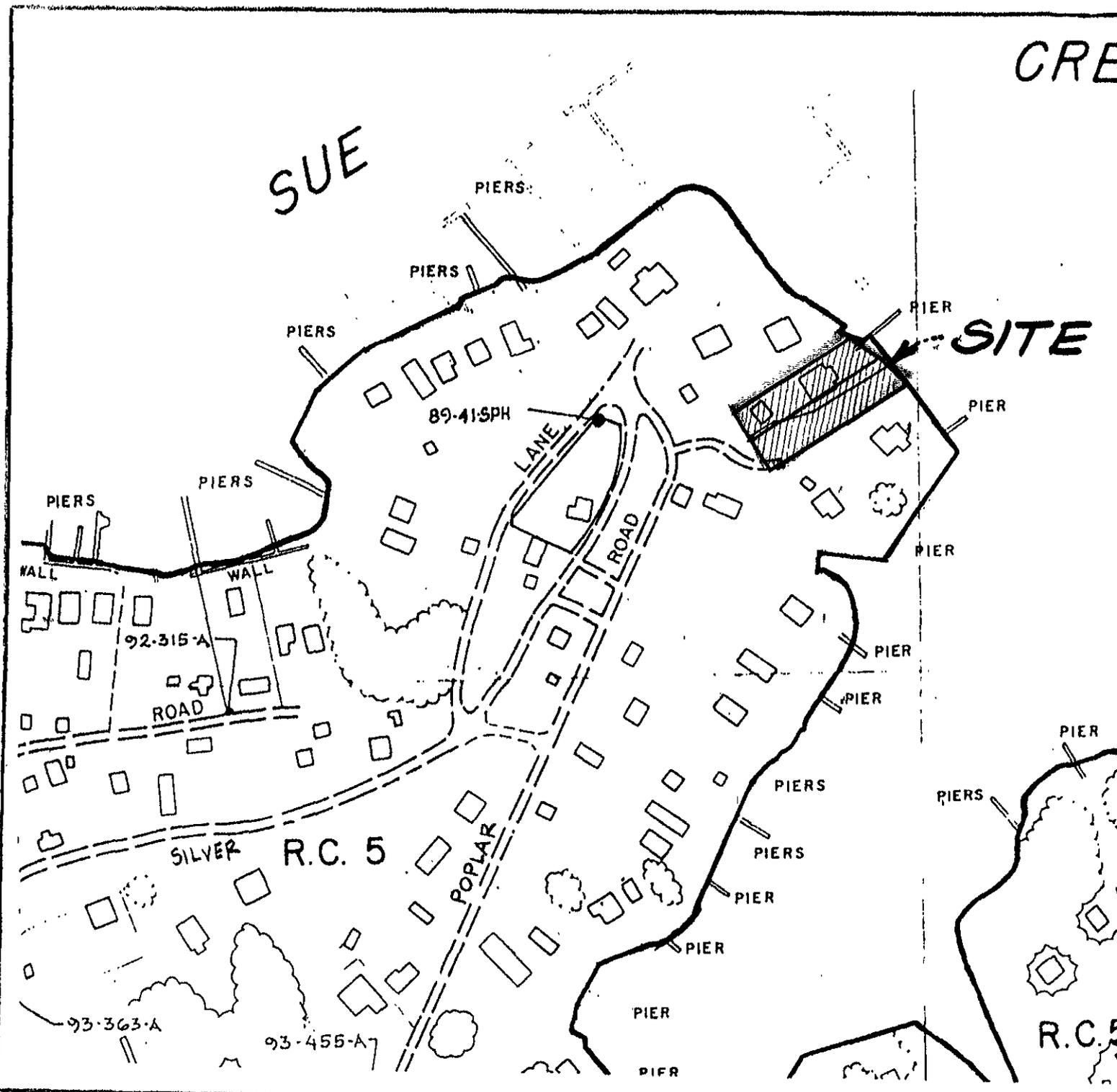
Protestant →

U.E. Brinkmann

2300 Poplar Rd 21221



CRE



LOCATION / ZONING MAP  
 PORTION OF B.C.O.P.Z. SE 2-J  
 1" = 200'

#2304  
 #2306

**BUBER**  
**POPLAR RD.**

#221

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

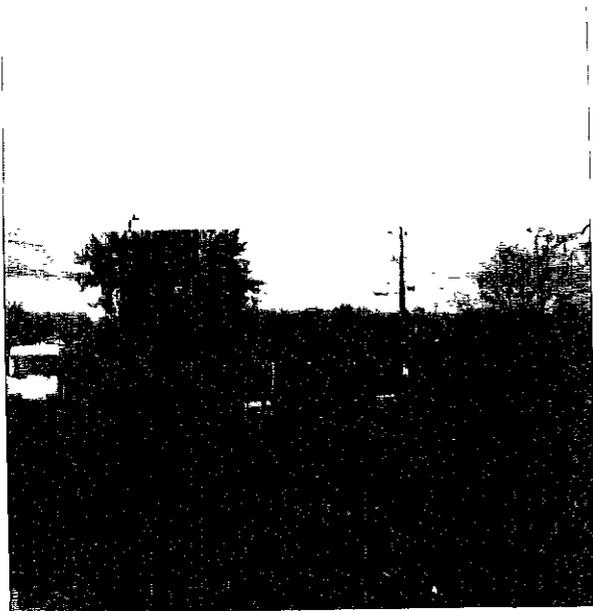
P.O. BOX 26

BALDWIN, MD 21013

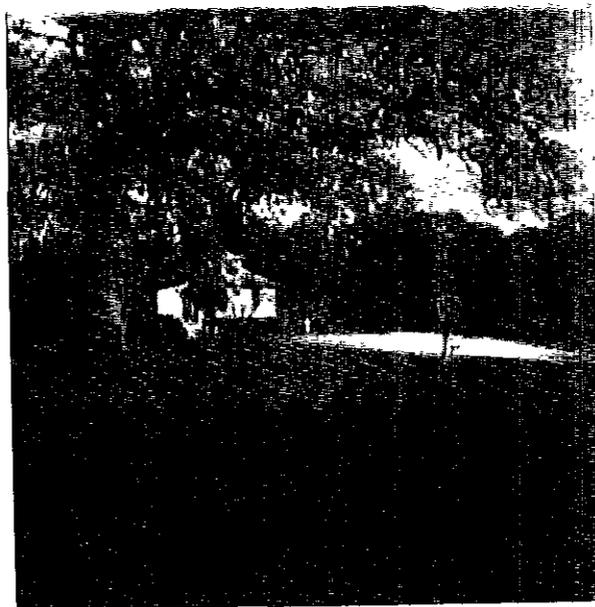
*11/11/70*  
*11/11/70*  
*# 29116*  
*(No proposed bldgs.  
elevations yet)*

Case 97-2221-574  
of

97-2222-A



50' Lots 92-97



Lot 103

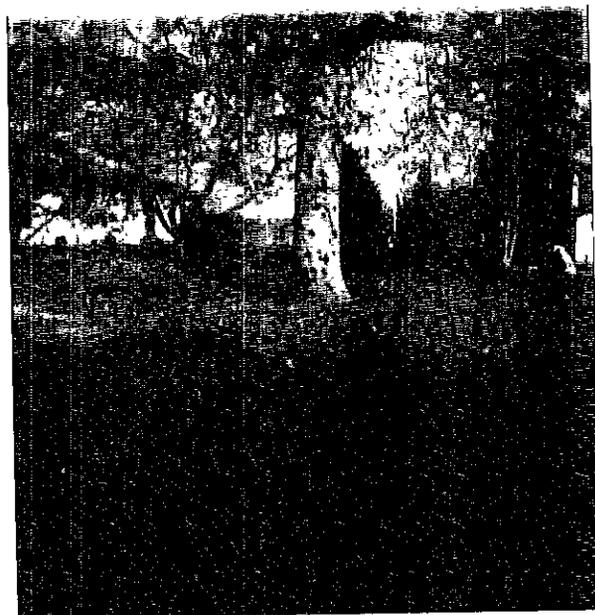


Lot 100

Lot 101



50' Lots 97-99



Lot 101

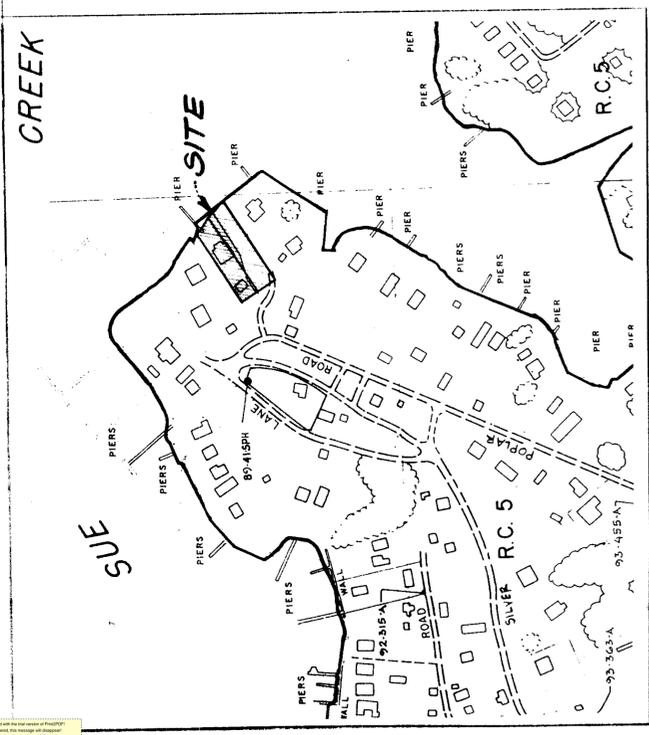
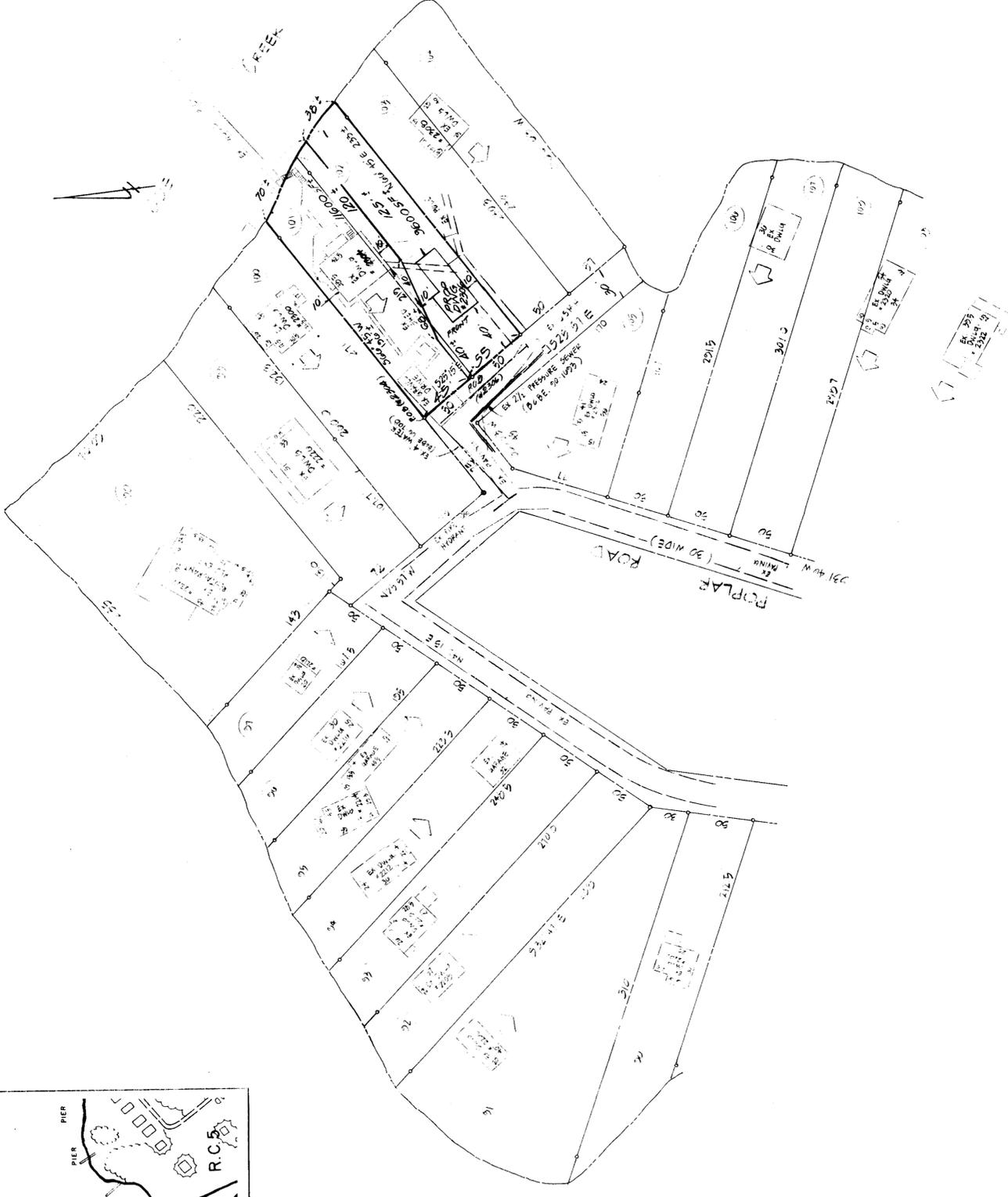
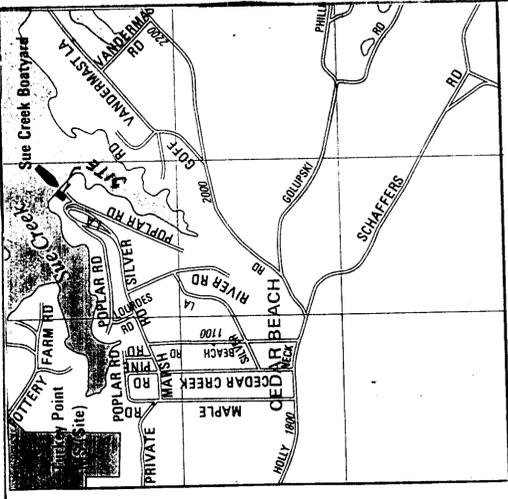
Lot 102

Lot  
103



Lot 98

Red  
Eye  
Rock.



LOCATION / ZONING MAP  
PORTION OF B.C.O.P.Z. SE 2J  
1" = 200'

NOTES

1. LOTS 101 & 102 ZONED R.U.5 PER B.C.O.P.Z. SE 2J
2. NEIGHBORING DWLS. HEREON PER FIELD LOCATION
3. EXISTING / PROPOSED USE OF PROPERTIES  
SINGLE FAMILY DWLS
4. OWNER LOTS 101 & 102 CEDAR BEACH (7-10-66)  
LEONARD VOIL BUBER AND PATRICIA TUNNE BUBER  
ELLSADO ENTERPRISE, INC. 7022-455  
CONTRACT PURCHASER



# 221

MICROFILMED

UNDERSIZED LOT PLAN  
SITE PLAN TO ACCOMPANY PETITION FOR  
ZONING VARIANCE AND SPECIAL HEARING  
# 2306 f #3304 POPLAR ROAD

LOTS NO. 101 AND 102 CEDAR BEACH (7/186)  
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
OCTOBER 21, 1996  
SCALE: 1" = 50'

5TH EOUNG DIST